



85 Spring Lane, Lees, Oldham, OL4 5AZ
Offers In The Region Of £210,000

BAY WINDOWED TERRACE | KITCHEN EXTENSION | TWO BEDROOMS | REAR GARDEN | NO CHAIN |

The house on Spring Lane comprises of an entrance hall, lounge, dining area, kitchen, two bedrooms, bathroom & WC and landing. The outside provides a forecourt garden and a rear garden with a patio area. **VIEWING COMES HIGHLY RECOMMENDED.** Located close to the Lees Village Centre which provides a range of local shops, bars and restaurants.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

LOUNGE

11'6 x 20'7 (3.51m x 6.27m)



DINNING ROOM

7'4 x 11'3 (2.24m x 3.43m)



KITCHEN

16'11 x 7'7 (5.16m x 2.31m)

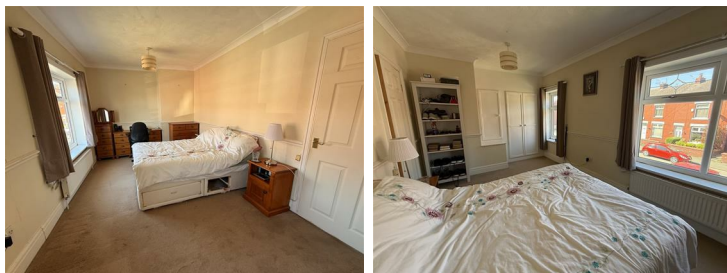


Single drainer, polycarbonate, sink unit. A range of wall and base units with worktops and splash back tiling.

FIRST FLOOR

BEDROOM ONE

17'5 x 9'8 (5.31m x 2.95m)



To the front.

BEDROOM TWO

11'8 8'8 (3.56m x 2.64m)



To the rear.

BATHROOM & WC

8'1 x 5'5 (2.46m x 1.65m)



Three piece white suite, shower over the bath, shower screen, fully tiled.

LANDING

EXTERNALLY



Forecourt garden, rear garden with a patio area.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

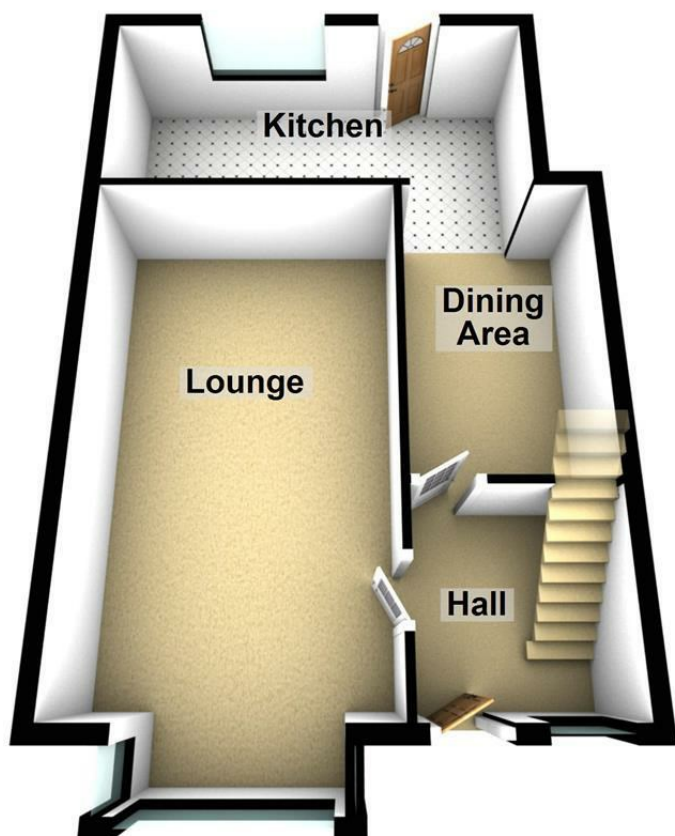
No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

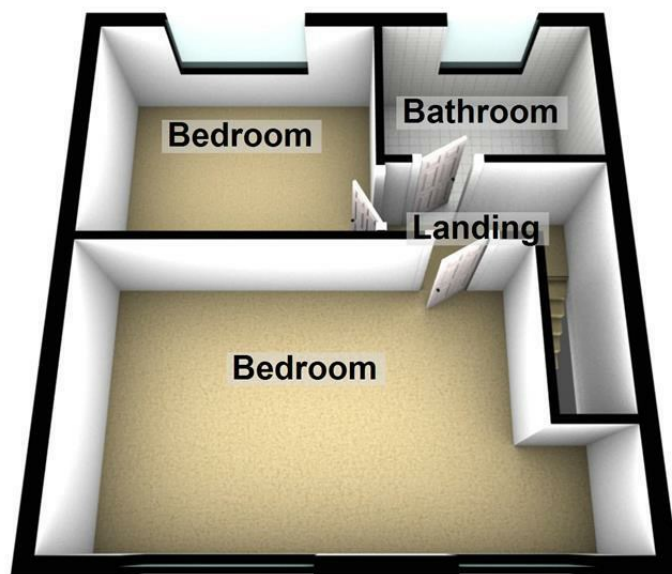
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	80
	EU Directive 2002/91/EC 